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**Sent:** 10/05/2021 1:22:33 PM  
**Subject:** FW: DPP Submission 10th May 2021  
**Attachments:** DPP Submission 10 May.docx;

**Reference Notice of Proposed Development Review at 27 Alan Avenue, Seaforth  
Review of Determination of Application DA2019/1447  
REV2021/0009**

Dear Karen,

Please find attached our submission on the proposed development at 27 Alan Avenue Seaforth DA2019/1447, REV2021/0009.

Kind Regards,

William (Bill) Anderson

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**From:** ando48liz@gmail.com <ando48liz@gmail.com>  
**Sent:** Monday, 10 May 2021 1:12 PM  
**To:** andersonbill@ozemail.com.au  
**Subject:** RE: DPP Submission

Final Submission

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**From:** [ando48liz@gmail.com](mailto:ando48liz@gmail.com) <[ando48liz@gmail.com](mailto:ando48liz@gmail.com)>  
**Sent:** Sunday, 9 May 2021 9:07 PM  
**To:** [andersonbill@ozemail.com.au](mailto:andersonbill@ozemail.com.au)  
**Subject:** DPP Submission

WV & EJ Anderson  
29 Alan Avenue  
Seaforth NSW 2092  
10<sup>th</sup> May 2021

Northern Beaches Council  
Department of Planning  
1 Belgrave Street  
Manly NSW 2095  
Att: Development Determination Panel

**Reference: Notice of Proposed Development Review at 27 Alan Avenue, Seaforth**  
**Review of Determination of Application DA2019/1447**  
**REV2021/0009**

Thank you for notification that the above Review REV2021/0009 / DA2019/1447 will be included as Item 3.5 on the Agenda for the upcoming Development Determination Panel (DDP) meeting on Wednesday 12<sup>th</sup> May. We have lodged several Submissions regarding this proposed development and continue to have key concerns with the proposed amended development. We request the opportunity to address the Panel.

The Development Application DA2019/1447 was **Refused** in September 2020. Importantly the Notice of Determination stated the proposed development is not in the public interest and is inconsistent with planning regulations clauses related to Minimum Subdivision Lot Size, Streetscape, Wall Height, Number of Storeys and Side Setbacks. The latest Council Assessment Report, whilst acknowledging that the development as amended is substantially the same as the development described in the original application, now concludes that the changes made respond to the reasons for refusal and therefore the application should now be approved. We do not agree with this conclusion, there are fundamental similarities between the original which was refused and the amended design. There has been no change to the lot layout which is inconsistent with the prevailing subdivision pattern in the street. The proposed development continues to present as a visually dominant 3 storey development when viewed from our property.

The proposed side-by-side subdivision pattern is not consistent with the street and locality, and the development of 2 large bulky residences on narrow lots with inadequate side setbacks will not maintain the wide frontage, well-spaced residence character of the street and locality. The building bulk (bulk and scale) of the proposed dwelling at 27A Alan Avenue, being a large dwelling of 276.7 sqm on a lot size of 613.1 sqm, should not be considered acceptable given it continues to contravene the development standards involved.

The Council Compliance Assessment against the Manly Development Control Plan (DCP) highlights the non-compliance with the development standards as regards the following clauses:

- Clause 4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)
- Clause 4.1.4 Setbacks (front, side and rear) and Building Separation

The non-compliance on Wall Height (Clause 4.1.2.1), Number of Storeys (Clause 4.1.2.2) and Side Setbacks (Clause 4.1.4.2) as regards the proposed dwelling at 27A Alan Avenue which directly impact on our property are significant.

We consider that the box like 2/3 story development at 27A Alan Avenue, having windows, terrace and balcony with direct viewing into our property including pool area, and an inadequate Side Setback of 1.7m extending the length of our property, is overbearing, has an unreasonable impact on the amenity of our property and will lead to significant loss of privacy. The Side Setbacks for the two proposed dwellings do not comply with the development standard resulting in minimal openness and a development that is not in character with surrounding properties. There is only minimal landscaping proposed along our side boundary which is insufficient to offset the visual dominance along the side façade of the proposed development.

We ask the DDP to consider the views expressed above together with those expressed in our earlier Submission and Appendices dated 5<sup>th</sup> April 2021 and request satisfactory modification of the development to reduce the size of the dwellings and provide Side Setbacks that comply with the minimum development standards.

We welcome the site inspection scheduled on Tuesday 11<sup>th</sup> May and the opportunity to discuss our concerns with Council.

Yours Sincerely,

WV & EJ Anderson